WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17672

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$154,500.00
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|14 day of August, 2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
|4-28-19 (AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shinobu Passmore and Janella Ruiz 3628 Pierside Drive Hermitage, TN 37076	Navy Federal Credit Union 5550 Heritage Oaks Drive Pensacola, FL 32526	086-13-019.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Bryan Eugene Hansen, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Shinobu N. Passmore and Janella Sanchez Ruiz, as a married couple

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot Number 4, on the Plan of Lakeside Woods Estate, Section Three, of record in Book 7900, Pages 218-220, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan Eugene Hansen, by Warranty Deed from Jerry Wayne Jackson, Jr., married, dated August 28th, 2008, of record in Instrument Number 20080904-0090892, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 7900, Page 218-220, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 8228, Page 335, Amended in Book 7347, Page 82, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3628 Pierside Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170071870 DEEDWARR
Recvd: 08/18/17 10:58 2 pgs
Fees:13.00 Taxes:571.65
20170818-0085032

Witness my hand(s) this 14th day of August, 2017.

Bryan Eugene Hansen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bryan Eugene Hansen, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076